

**4. OFFICIAL PLAN AMENDMENT FILE OP.05.001  
LUCIA IANNETTA  
PRELIMINARY REPORT****P.2005.24****Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.001 (Lucia Iannetta) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Official Plan to redesignate the subject lands from "Residential Area" to "General Commercial" in order to permit a Business or Professional Office use in the existing 2-storey dwelling on the site.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Regional Road #7 and east of Keele Street, known as 2071 Regional Road #7, in Part of Lot 5, Concession 3, City of Vaughan. The 887.4m<sup>2</sup> lot has 24.4m frontage on Regional Road #7 and a lot depth of 36.3m, and is developed with a 2-storey dwelling with the northerly and southerly portions of the property consisting of asphalt and gravel parking areas, respectively, with minor sodded areas.

The subject lands are designated "Residential Area" by OPA #4, which permits residential uses. OPA #4 was amended by OPA #589 on February 24, 2003, which redesignated the subject lands and the broader Concord residential subdivision to the east, west and south to "Low Density Residential" to be included within and subject to the policies of OPA #210 (Thornhill Community Plan).

The intent of OPA #589 was also to maintain the existing pattern of development in the older established residential areas characterized by large lots or by historical, architectural or landscape value, as is the case in the Concord West area, and two other areas in Thornhill.

OPA #589 was approved by the Region of York on April 3, 2003, and was subsequently appealed to the Ontario Municipal Board (OMB) by a landowner residing at the northwest corner of Centre Street and Elmbank Road in Thornhill. The OMB has not yet scheduled a Hearing date to consider OPA #589.

The Owner has submitted an Official Plan Amendment Application to redesignate their lands from "Residential" to "General Commercial" to permit a Business or Professional Office use, on lands that are designated for residential (i.e. single-detached dwellings) in both OPA #4 and OPA #589.

The subject lands are zoned R2 Residential Zone by By-law 1-88, which permits one single-detached dwelling on the property, thereby requiring an application to amend the Zoning By-law. Previously, in March 2004, the Owner had submitted a Zoning By-law Amendment Application (File Z.04.011) to rezone the subject lands to EM2 General Employment Area Zone to permit a Car Rental Agency use. The Owner was subsequently informed in writing that an Official Plan

Amendment Application would be required, however, as the subject lands were located within an established residential area, a care rental agency was neither complementary nor compatible, and was not an appropriate use at this location. The Owner did not respond to this information, and due to inactivity with the file, the applicant was informed that the zoning application was closed. The current proposal would require a new zoning amendment application to be submitted.

The surrounding land uses are as follows:

- North - Regional Road # 7; employment/commercial complex (EM1 Prestige Employment Area Zone)
- South - watercourse (OS1 Open Space Conservation Zone) and residential (R1V Old Village Residential)
- East - residential (R2 Residential Zone)
- West - residential (R2 Residential Zone)

On April 11, 2005, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Concord West Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole meeting.

#### Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail.

- review will be given to the appropriateness and compatibility of the proposed redesignation of the property to "General Commercial" to permit a Business or Professional Office use in light of the existing large lot residential development to the south, east and west of the subject lands;
- an examination of the appropriate land uses and development options for both the site and adjacent properties will be considered in light of the Highway 7 Study; and
- the site design, parking, access, and landscaping would be reviewed through the related zoning by-law amendment and site plan process.

#### Relationship to Vaughan Vision 2007

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

#### Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of amending the Official Plan to permit a use other than residential on the subject lands, will be reviewed.

#### Attachments

1. Location Map
2. Site Plan

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Respectfully submitted,

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/LG



